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Unit 725 Open Bath Cabinet



Unit 725 Open Bath Cabinet



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Bellann Raile CORDES & COMPANY 2030 Main Street, Suite 1300 Irvine, CA 92614 949-433-7435 bellann@cordesco.com

Subject:

Interior Moisture Investigation Report

The Source Hotel 6988 Beach Boulevard Buena Park, CA 90621

American Integrated Resources, Inc. (AIR) is pleased to submit this Interior Moisture Investigation Report for The Source Hotel located at 6988 Beach Boulevard in Buena Park, CA 90621.

On May 10-12, 2021 Mr. Howard Baba, Senior Project Manager of American Integrated Resources, Inc. conducted the investigation of the ground level floor,  $4^{th}$  floor,  $5^{th}$  floor,  $6^{th}$  floor, and  $7^{th}$  floor of the subject facility. The hotel is currently closed and in an underconstruction, unfinished condition. The hotel is seven-stories with 178 rooms. There is a rooftop pool on the  $4^{th}$  floor. There are (2) guest elevators and (1) freight elevator.

The investigation consisted of a visual inspection and moisture content testing of interior gypsum wallboard surfaces. The use of a Delmhorst BD-2100 meter was used to measure the moisture of wall surfaces. As part of the investigation the humidity and temperature were also recorded.

The visual inspection consisted of a walk-through of every room of each of the indicated floors to look for any signs of water leaks, water damage and staining. The areas of the investigation included the guest rooms, corridors, elevator lobbies, stairwells, service and housekeeping rooms, laundry rooms, vending/ice rooms, storage rooms, and unlocked electrical rooms.

The moisture testing consisted of measuring moisture content of the bottom 4-inches where water would most likely be prone to collect on interior wall surfaces at the following targeted locations:

- Below windows
- Behind walls where a water source exists (sinks, faucets, showers, tubs, etc.)
- Building perimeter walls
- Partition walls
- Bathroom walls
- Corridors
- Ceilings

May 17, 2021

Baseline readings were collected on each floor prior to the testing. Baseline samples are taken on representative walls that are not expected to have elevated moisture and taken at a level where water would not collect.

The following table is a summary of the findings:

Floor	Moisture Reading	Baseline	Humidity	Temperature	Notes
	Range (%)	Reading	(%)	<b>(F</b> °)	
		(%)			
7	0.2 - 0.5%	0.3 –	40.4 –	75.7 – 76.4°	Musty odor
		0.4%	42.8%		
6	0.1 – 0.5%	0.3 –	39.5 –	78.0 – 78.8°	Slight musty odor
		0.4%	40.2%		
5	0.1 – 0.6%	0.3 –	48.3%	75.7°	Slight musty odor
		0.4%			
4	0.2 - 0.6%	0.3 –	47.1 –	71.7 – 72.6°	No odor.
	*(0.8%) see note	0.4%	49.0%		Floor exposed to
	below				outdoor elements
1	0.2 - 0.6%	0.3 –	50.8 –	65.4 – 73.4°	No odor.
	**(0.8%) see note	0.4%	58.5%		Floor exposed to
	below				outdoor elements.

#### NOTES:

Readings of 0 to 0.4% = No elevated moisture Readings of 0.5 to 0.9% = Cautionary level Readings of 1.0% and up = Elevated moisture

The meter was calibrated before and after use on each day.

Normal Indoor Humidity is 30 – 50%

<sup>\*</sup>One reading of 0.8% was measured in Room 445 behind the bathroom sink wall. Although this level does not indicate an elevated reading, it was found to be higher than all the other readings and was therefore noted.

<sup>\*\*</sup>One reading of 0.8% was measured at the open westside of the first floor on the wall next to where a small amount of oily water has accumulated. Possible spill of some sort.

#### **OBSERVATIONS:**

- Water staining possibly from a roof leak was observed above the bathroom entrance door in Room 738. The moisture reading however was 0.2 0.3% (normal).
- The 4<sup>th</sup> floor exterior doors to the pool area were all missing allowing the elements to enter the building. However, on May 12, 2021 a construction crew was on-site reportedly to install the doors.
- It was also observed on the 4<sup>th</sup> floor pool area that the electrical junction boxes for wall lighting are exposed and uncovered. This could allow water intrusion to the building and wall cavities as well.
- A small water puddle was observed at the bathroom entrance in Room 429.
- The First floor was also found to be in a similar open atmosphere condition as the 4<sup>th</sup> floor. The doors however were in place but were wide open.
- Some very minor water stains were observed in various areas however no elevated moisture was found.
- The use of green board and purple board was observed in many of the moisture-prone areas such as bathrooms, pool rooms, service areas, and kitchen areas. These materials are very good for such areas as it resists moisture much better than standard gypsum board.

#### **CONCLUSION:**

No moisture levels were found to be elevated in any of the areas tested in this investigation. Although elevated moisture was not found at the time, a mold and indoor air quality inspection may be recommended as the facility has been open to the elements for quite sometime and may have suffered past water intrusion that has since dried.

It has been a pleasure to provide our services to you. Please feel free to contact us should you have any questions or if you need any further clarification.

Sincerely,

AMERICAN INTEGRATED RESOURCES, INC.

# Howard Baba

Howard Baba, CAC, CDPH, REPA Senior Project Manager

Attachment A – Photos

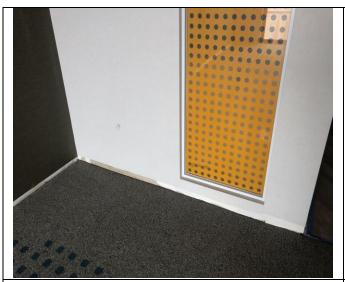
Attachment B – Moisture Readings

Attachment C – Drawings

#### **ATTACHMENT A**

### **PHOTOS**





Slight elevated moisture reading in Room 445 wall behind the bathroom sink (0.8%)



Room 445 behind bathroom sink



Water staining in the outside pool equipment room on the 4<sup>th</sup> floor pool area



Open doorways and open electrical j-boxes at pool area of the  $4^{\text{th}}$  floor



Minor staining on the purple board and concrete floor on the north-center rooms of the first floor (0.3 - 0.5%)



Minor staining in the north-center rooms of the first floor



Slight elevated moisture reading and oily water at the open westside area of the first floor (0.8%)



Water stain above bathroom entrance in room 738. Possible roof leak (0.2 - 0.3%)

#### **ATTACHMENT B**

### MOISTURE READINGS PER ROOMS – 7<sup>TH</sup> FLOOR

Room	Moisture Reading	Room	Moisture Reading
	Range (%)		Range (%)
701	0.2 - 0.4	702	0.3 – 0.4
703	0.2 - 0.4	704	0.3 - 0.4
705	0.2 - 0.4	706	0.2 - 0.4
707	0.2 - 0.4	708	0.2 - 0.4
709	0.2 - 0.4	711	0.2 - 0.4
712	0.2 - 0.4	713	0.2 - 0.4
715	0.2 - 0.4	716	0.2 - 0.4
717	0.2 - 0.4	718	0.2 - 0.4
719	0.2 - 0.4	720	0.2 - 0.4
721	0.2 - 0.4	723	0.2 - 0.4
724	0.2 - 0.4	725	0.2 - 0.4
726	0.2 - 0.4	727	0.2 - 0.4
728	0.2 - 0.4	729	0.2 - 0.4
732	0.2 - 0.4	734	0.1 – 0.4
736	0.2 - 0.4	737	0.2 - 0.4
738	0.2 - 0.4	739	0.3 – 0.4
740	0.2 - 0.4	741	0.2 - 0.4
742	0.2 - 0.4	743	0.3 – 0.4
744	0.2 - 0.4	745	0.3 – 0.4
746	0.3 – 0.4	747	0.2 - 0.4
748	0.3 – 0.4	749	0.2 - 0.4
750	0.2 – 0.4	Elevator Lobby	0.2 – 0.4
Stair H2	0.3 – 0.4	Vestibule	0.3 – 0.4
Freight Lobby	0.3 – 0.4	Stair H1	0.3 – 0.4
Laundry	0.3 – 0.4	Housekeeping	0.3 – 0.4
Electrical	0.4 – 0.5	Vending/Ice	0.4
Stair H3	0.3 – 0.4	Corridors	0.4

### MOISTURE READINGS PER ROOMS – 6<sup>TH</sup> FLOOR

Room	Moisture Reading	Room	Moisture Reading
	Range (%)		Range (%)
601	0.1 - 0.4	602	0.1 - 0.4
603	0.2 - 0.4	604	0.2 - 0.3
605	0.2 – 0.3	606	0.1 - 0.4
607	0.1 – 0.4	608	0.1 - 0.4
609	0.2 - 0.4	610	0.2 - 0.3
611	0.2 - 0.4	613	0.2 - 0.4
614	0.2 – 0.4	615	0.2 - 0.4
616	0.2 – 0.4	617	0.2 - 0.3
618	0.2 – 0.4	619	0.2 - 0.3
620	0.2 – 0.4	621	0.2 - 0.4
622	0.3 – 0.4	623	0.2 - 0.3
624	0.2 – 0.3	625	0.1 – 0.3
626	0.1 – 0.3	627	0.1 – 0.3
628	0.2 – 0.3	630	0.2 - 0.4
632	0.2 – 0.5	634	0.2 - 0.4
636	0.2 - 0.4	637	0.2 - 0.3
638	0.1 – 0.3	639	0.2 - 0.3
640	0.2 - 0.4	641	0.2 - 0.4
642	0.2 - 0.4	643	0.2 - 0.4
644	0.2 - 0.4	645	0.2 - 0.4
646	0.2 – 0.3	647	0.2 - 0.3
648	0.2 – 0.3	649	0.2 – 0.5
650	0.1 – 0.3	Elevator Lobby	0.2 - 0.4
Stair H2	0.4 - 0.4	Vestibule	0.4 - 0.4
Freight Lobby	0.4 - 0.4	Stair H1	0.1 – 0.4
Laundry	0.2 – 0.5	Housekeeping	0.3 – 0.4
Electrical	Locked	Vending/Ice	0.2 - 0.3
Stair H3	0.2 – 0.4	Corridors	0.3 – 0.4

### MOISTURE READINGS PER ROOMS – 5<sup>TH</sup> FLOOR

Room	Moisture Reading	Room	Moisture Reading
	Range (%)		Range (%)
501	0.1 - 0.4	502	0.2 - 0.4
503	0.2 - 0.4	504	0.2 - 0.4
505	0.1 - 0.4	506	0.2 - 0.4
507	0.2 - 0.3	508	0.2 - 0.4
509	0.2 - 0.3	510	0.2 - 0.3
511	0.2 – 0.3	512	0.1 - 0.3
513	0.2 - 0.3	514	0.1 – 0.3
515	0.2 - 0.4	516	0.2 - 0.4
517	0.2 – 0.3	518	0.2 – 0.3
519	0.2 – 0.4	520	0.1 – 0.3
521	0.2 – 0.3	522	0.2 - 0.3
523	0.2 – 0.4	524	0.2 – 0.3
525	0.2 – 0.3	526	0.1 – 0.3
527	0.3 – 0.4	528	0.2 - 0.3
529	0.3 – 0.3	530	0.1 - 0.4
532	0.3 – 0.3	534	0.1 – 0.3
536	0.1 – 0.3	537	0.2 - 0.4
538	0.1 – 0.3	539	0.2 - 0.3
540	0.1 – 0.4	541	0.2 - 0.4
542	0.1 – 0.3	543	0.2 - 0.4
544	0.2 - 0.4	545	0.3 - 0.4
546	0.2 – 0.4	547	0.2 - 0.4
548	0.2 – 0.4	549	0.2 - 0.4
550	0.2 – 0.3	Elevator Lobby	0.3 – 0.4
Stair H2	0.2 – 0.4	Vestibule	0.2 - 0.4
Freight Lobby	0.2 – 0.4	Stair H1	0.3 – 0.4
Laundry	0.3 – 0.4	Housekeeping	0.3 – 0.4
Electrical	0.4 – 0.5	Vending/Ice	0.2 - 0.4
Stair H3	0.3 – 0.4	Corridors	0.3 – 0.4

Corporate Office:2341 North Pacific StreetOrange, CA 92865

### MOISTURE READINGS PER ROOMS – 4<sup>TH</sup> FLOOR

Room	Moisture Reading	Room	Moisture Reading
	Range (%)		Range (%)
402	0.2 – 0.5	403	0.2 - 0.4
404	0.3 – 0.4	405	0.2 - 0.4
406	0.3 – 0.4	407	0.1 – 0.4
408	0.2 - 0.4	409	0.1 - 0.3
410	0.2 - 0.4	411	0.2 - 0.3
412	0.2 - 0.3	413	0.2 - 0.3
414	0.2 - 0.4	415	0.2 - 0.3
416	0.2 - 0.3	417	0.1 - 0.4
418	0.3 - 0.4	419	0.1 - 0.3
420	0.2 - 0.4	421	0.1 - 0.4
422	0.2 - 0.3	424	0.2 - 0.4
425	0.1 – 0.5	426	0.3 – 0.5
427	0.2 – 0.5	428	0.3 - 0.4
429	0.2 – 0.5	430	0.3 - 0.4
432	0.2 – 0.5	434	0.2 - 0.4
436	0.2 – 0.5	438	0.2 - 0.4
439	0.3 – 0.4	440	0.2 - 0.4
441	0.2 - 0.4	442	0.2 - 0.4
443	0.1 – 0.4	444	0.2 - 0.4
445	0.2 - 0.4 (0.8)*	446	0.2 - 0.4
447	0.2 – 0.4	448	0.2 - 0.4
Stair H1	0.3 – 0.5	Vestibule H1	0.4 – 0.5
North Storage	0.5 – 0.6	North Electrical	Locked
Laundry	0.4 – 0.5	Center Corridor to	0.3 – 0.5
		Pool Area	
Elevator Lobby	0.3 – 0.5	Stair H2	0.4 - 0.4
Vestibule H2	0.3 – 0.3	Freight Lobby	0.4 - 0.4
Housekeeping	0.4 – 0.5	Vending/Ice	0.3 - 0.3
South Electrical	Locked	Corridors	0.3 - 0.4
Stair H3 (N & S)	0.4 – 0.5	West Corridor to Pool	0.5 – 0.6
Restrooms	0.4 – 0.5	Outside Shower	0.3 - 0.4
Outside Pool Equip	0.4 – 0.5		

<sup>\*</sup>One reading of 0.8% was measured in Room 445 behind the Bathroom sink wall. Although this level does not indicate an elevated reading, it was found to be higher than all the other readings and was therefore noted.

Ocrporate Office: 2341 North Pacific Street Orange, CA 92865

### MOISTURE READINGS PER ROOMS – 1<sup>ST</sup> FLOOR

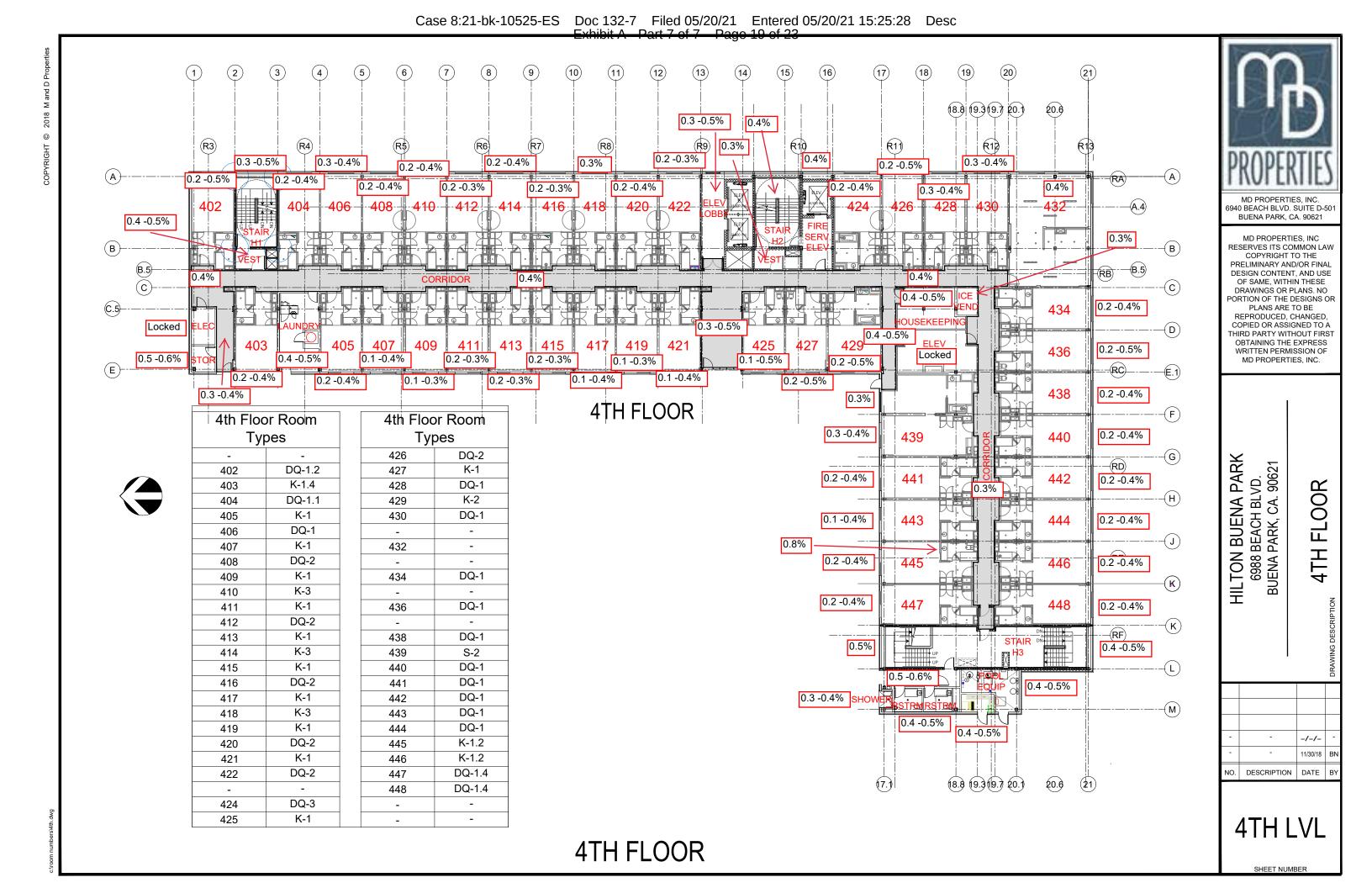
Room	Moisture Reading Range (%)	Room	Moisture Reading Range (%)
North Center Rooms	0.4 - 0.5	North East Rooms	0.4 - 0.5
NE Outside Room	0.5 – 0.6	NE Wood Wall	12.7*
East Elevator & Assoc.	10.8 – 13.3*	East Elevator & Assoc.	0.3 – 0.5
Wood Walls		Gypsum Walls	
South Build-Out Walls	0.3 - 0.5	Southwest Kitchen	0.4 - 0.5
		Area	
West Open Area	0.4 – 0.5 (0.8)**	West Outdoor	0.4 – 0.6
		Corridor Area	

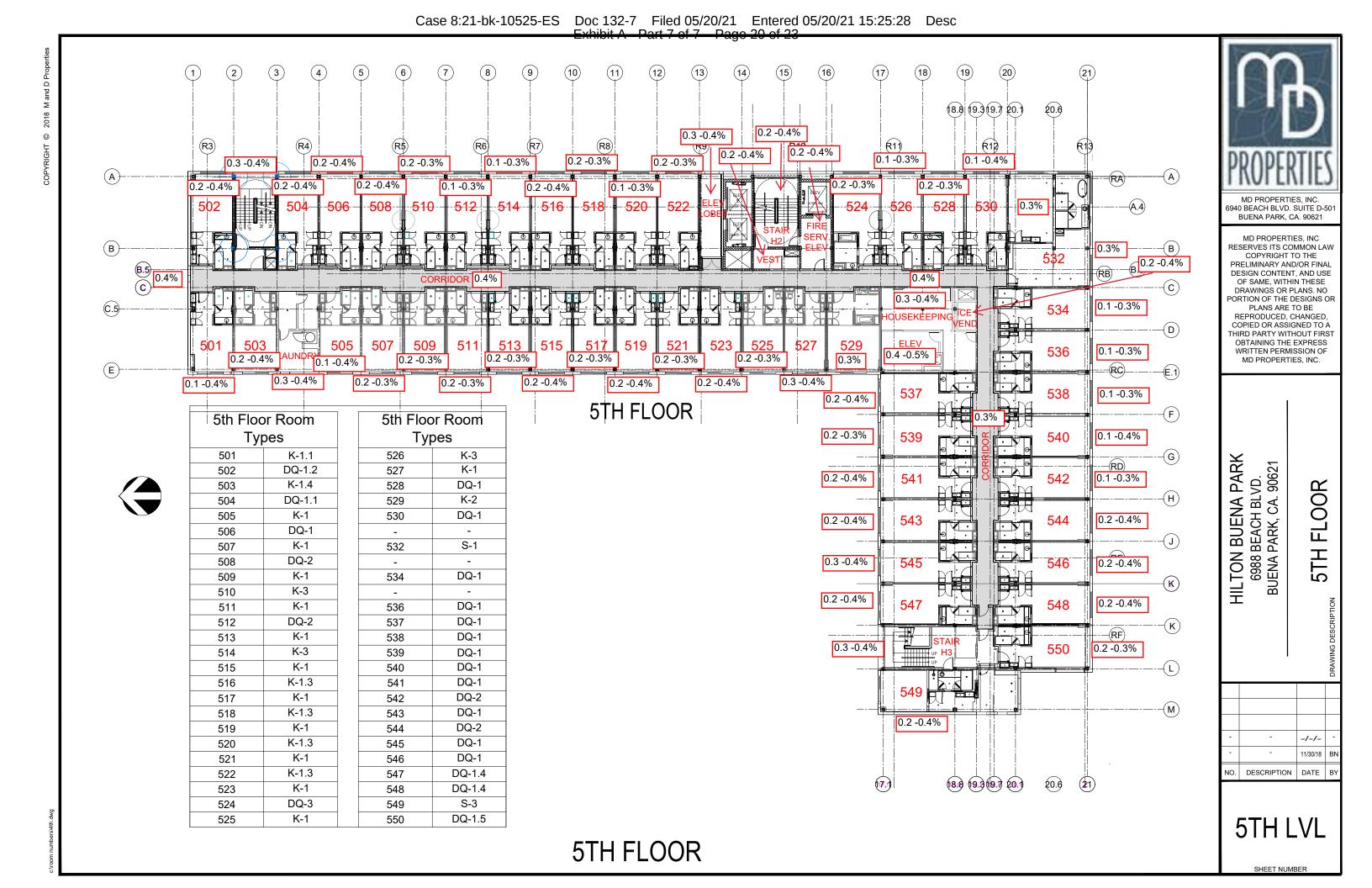
<sup>\*</sup>Wood surface readings below 15% is considered normal.

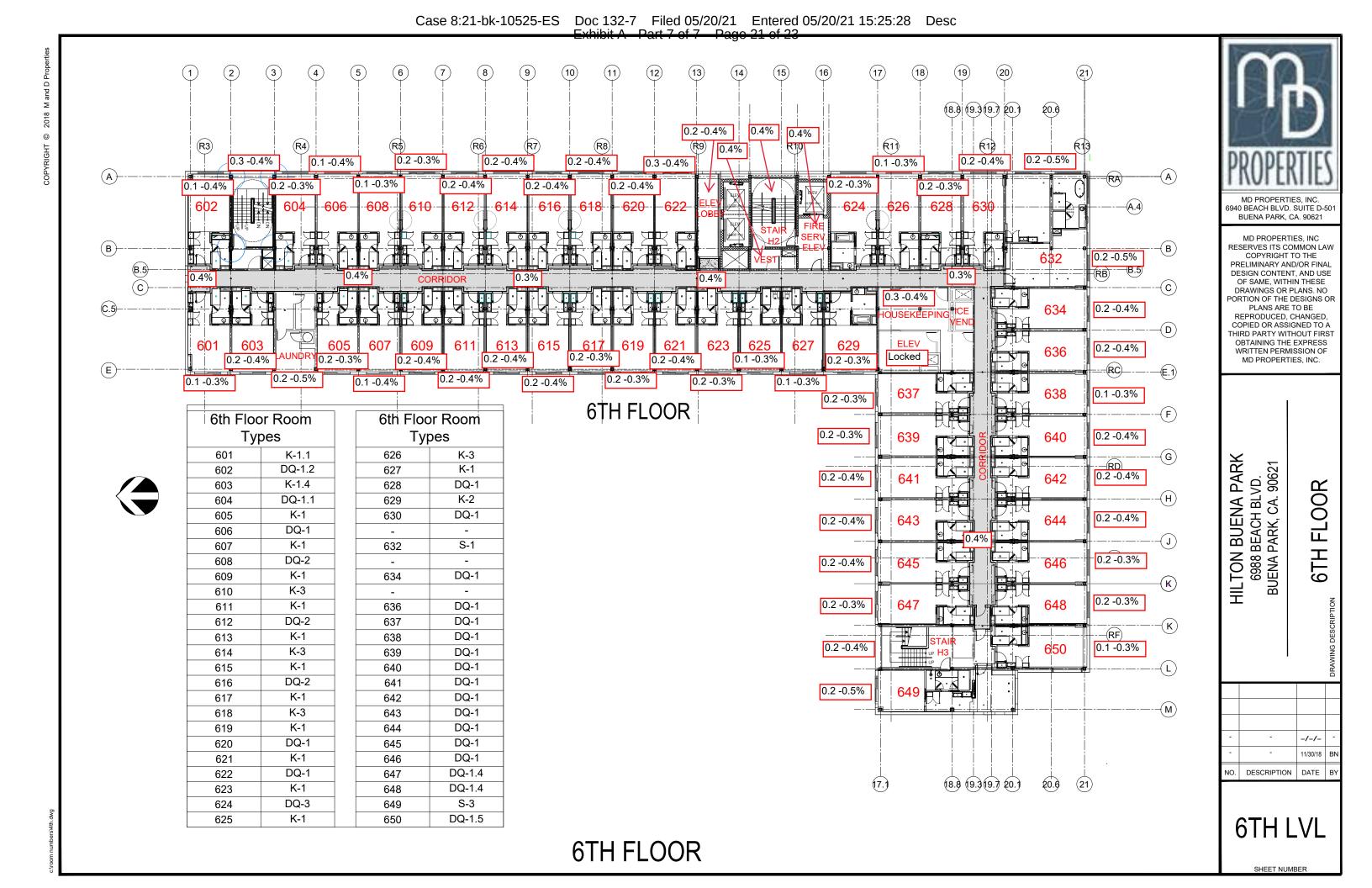
<sup>\*\*</sup>One reading of 0.8% was measured at the open westside of the First Floor on the wall next to where a small amount of oily water has accumulated. Possible spill of some sort.

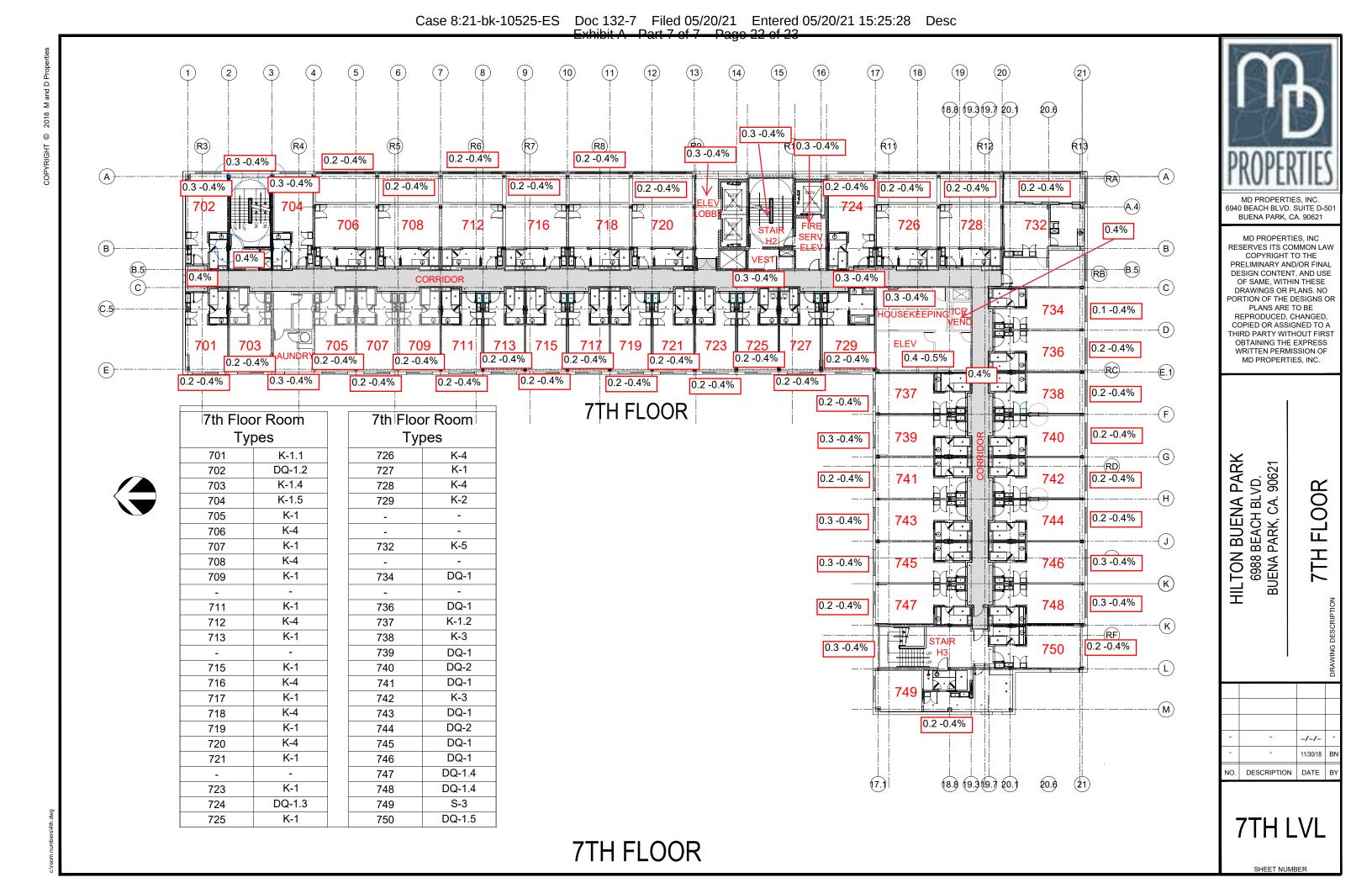
**ATTACHMENT C** 

**DRAWINGS** 









### THE SOURCE HOTEL – FIRST FLOOR

